



Elgin Road, Broxbourne EN10 6JQ

welcome to

Elgin Road, Broxbourne

William H Brown are delighted to bring to the market this lovely chain free, three bedroom semi detached family home situated in a lovely Broxbourne location. An early viewing is a must!

Accommodation Comprises Of: Entrance Hall

Stairs to first floor, laminate floor, radiator.

Cloakroom

Double glazed window to side aspect, wash hand basin, wc.

Study

11' 6" x 7' (3.51m x 2.13m)

Double glazed window to front aspect, radiator.

Lounge

22' x 12' (6.71m x 3.66m)

Double glazed window to front aspect, radiator, laminate floor, fireplace.

Dining Room

12' 6" x 9' 6" (3.81m x 2.90m)

Double glazed window to rear aspect, radiator, laminate floor.

Reception Room

12' 6" x 9' 7" (3.81m x 2.92m)

Two double glazed windows to rear aspect, patio doors, radiator, laminate floor.

Kitchen

13' 4" x 8' 6" (4.06m x 2.59m)

A range of walls and base units with complimenting worktops, sink unit, range cooker, hob.

Utility Room

10' 2" x 7' 3" (3.10m x 2.21m)

Double glazed window to side aspect, double glazed door to side aspect, laminate floor, radiator.

Bedroom 1

22' max x 7' 5" max (6.71m max x 2.26m max)

Double glazed window to rear aspect, double glazed window to front aspect, radiator.

En-Suite

Shower cubicle, wash hand basin, radiator, tiled floor, tiled walls,

Bedroom 2

11' 10" max x 10' 10" max (3.61m max x 3.30m max)

Double glazed window to rear aspect, radiator, fitted wardrobe.

Bedroom 3

11' 10" max into wardrobe x 9' 2" max (3.61m max into wardrobe x 2.79m max)

Double glazed window to front aspect, radiator, fitted wardrobe.

Bathroom

Double glazed window to rear aspect, shower cubicle, paneled bath, wash hand basin, wc.

Exterior Front Garden

To the front of the property is a driveway and garage.

Rear Garden

To the rear of the property is a patio area, lawn area.





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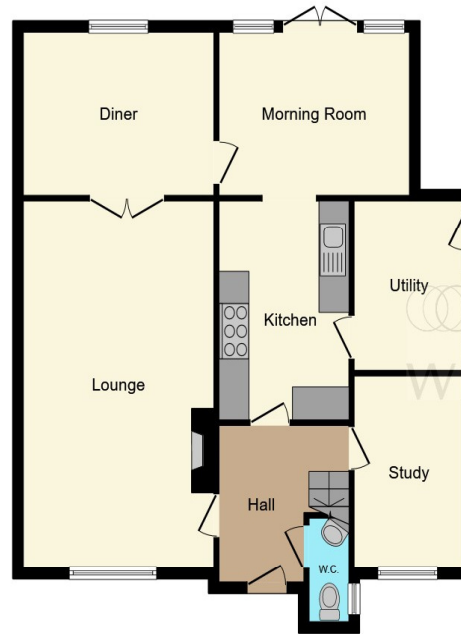
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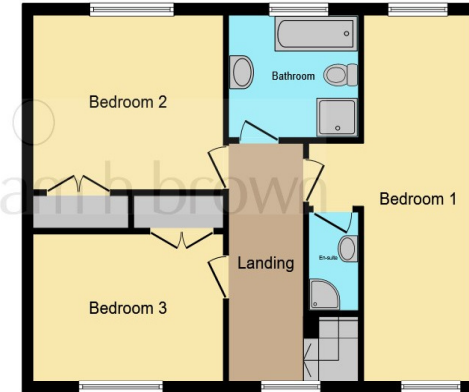
- Chain free
- Three reception rooms
- Semi detached
- Popular location
- Drive and garage

Tenure: Freehold EPC Rating: C
Council Tax Band: E

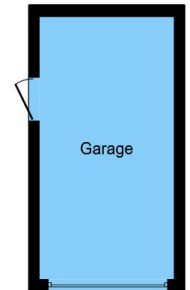
£540,000



Ground Floor



First Floor



Garage

Total floor area 156.0 m² (1,679 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref:
BRX109267 - 0004

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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